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**City of Detroit**  
**Board of Zoning Appeals**  
**Coleman A. Young Municipal Center**  
**2 Woodward Avenue, Suite 212**  
**Detroit, Michigan 48226**  
**Phone: (313) 224-3595**  
**Fax: (313) 224-4597**  
**Email: boardofzoning@detroitmi.gov**

REGULAR MEETING OF  
**FEBRUARY 5, 2019**  
IN THE ERMA L. HENDERSON AUDITORIUM  
ON THE 13TH FLOOR

**DOCKET**

- I. OPENING:**
  - A. CALL TO ORDER.....9:00 A.M.**
  - B. ROLL CALL.....**
- II. PROCEDURAL MATTERS**
- III. MINUTES:**
  - A. APPROVAL OF MINUTES: JANUARY 29, 2018**
- IV. COMMUNICATIONS:**
- V. MISCELLANEOUS BUSINESS:**
- VI. PUBLIC HEARINGS:**

**9:15 a.m. CASE NO.: 63-18 (BSEED 163-17)**

**APPLICANT: T&P Management/Theresa Martin**

**LOCATION: 3815 W. Fort Street** Between: Vinewood and W. Grand Blvd in a M4 Zone (Intensive Industrial District)- Council District #6

**LEGAL DESCRIPTION OF PROPERTY: S Fort St 2&3 C F Campaus Subdivision (Liber 5, Page 66 Plats, W C R 14/11 100.02 Irregular)**

**PROPOSAL: T and P Management request dimensional variances (Distance variance) from 3 parking lots located at 117 W Grand Blvd, 214 Vinewood and 222 Vinewood to establish 19 residential loft units on the second floor of an existing 68,781 square foot building (BSEED 163-17) in a M4 zone (Intensive Industrial District). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance; Ordinance requirements states distance is 100 feet. Provided parking lots are approximately 140 feet from the loft building. (Sections 61-14-24 Multi Family Parking distance requirements, 61-4-91(1) General Dimensional Standard (Parking), and 61-4-81 Approval Criteria).AP**

**\*This Meeting is open to all members of the public under Michigan’s Open Meetings Act\***

10:00 a.m. **CASE NO.:** 62-18

**APPLICANT:** Advance Plumbing & Heating Supply Co.

**LOCATION:** 150 Parsons, between Woodward Ave and Cass Ave in a SD2 zone (Special Development District-Mixed Use)- Council District #5

**LEGAL DESCRIPTION OF PROPERTY:** AVAILABLE UPON REQUEST

**PROPOSAL:** Advance Plumbing and Heating Supply Co request dimensional variances to establish a projection sign on existing retail& wholesale sales use in an SD2 zone (Special Development District-Mixed Use. This case is appealed because The Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance; and under Sec. 61-6-93. Projection of signs. No sign shall project more than thirty-six (36) inches into a public way. (Sections 61-4-93 Projection of Signs and 61-4-81 Approval Criteria).AP

10:45 a.m. **CASE NO.:** BSEED 29-18 COMMUNITY APPEAL

**APPLICANT:** Wellspring/Dan Bandrowski

**LOCATION:** 16745 Lamphere Between: Grove St. and Verne St. in a R1 Zone (Single Family Residential District)- Council District #1

**LEGAL DESCRIPTION OF PROPERTY:** W Lamphere 36 thru 26 72 thru 62 Redford Highlands Subdivision (Liber 33 Page 74 Plats, W C R 22/473 560 Irregular)

**PROPOSAL:** Wellspring/Dan Bandrowski appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED 29-18) which (Approved With Conditions) permission TO establish an Educational Institution with urban garden on 3.3 acres of existing vacant land in an R1 zone (Single Residential District). This case is appealed because appeals to the Board of Zoning Appeals may be taken by any person, firm, partnership or corporation, or by any City department, commission, board or other City agency which is aggrieved 1) by a decision of an enforcing officer, or 2) by any decision made by the Buildings and Safety Engineering Department involving Conditional Uses. (Sections 61-4-72 Appeals and 61-3-231 General Approval Criteria) AP

- VII. **PUBLIC COMMENT / NEW BUSINESS**  
Next Hearing Date: February 12, 2019
- VIII. **ADVISEMENTS / OLD BUSINESS**
- IX. **MEETING ADJOURNED**